

# DESIGNATION REPORT



THE WALTON/BLANCO HOUSE  
28501 S.W. 187 AVENUE (REDLAND ROAD)  
MIAMI, FLORIDA 33170



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD  
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.  
Date of Filing  
Date of Designation

Owner(s)

Franklin and Magaly Blanco

Mailing Address

2121 Lake Avenue  
Miami Beach, FL.

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SURVEY FINDINGS:

☐ H.A.B.S. ☐ Natl. Reg. ☐ H.A.E.R. ☐ Other:  
☒ Dade County Historic Survey Findings:  
RATING: 1 Architecture 3 History 2 Context

SITE LOCATION:

1 57 38 5 AC  
S  $\frac{1}{2}$  OF NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  OF NW $\frac{1}{4}$   
OR 12448-1677 3-85 1

Site Address: 28501 S.W. 187 Avenue (Redland Road)

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Current Zoning (describe):

AU - Agricultural - Residential 5 Acre Gross

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## SIGNIFICANCE

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Archeology-Prehistoric  | <input type="checkbox"/> Engineering            | <input type="checkbox"/> People              |
| <input type="checkbox"/> Archeology-Historic     | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy          |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Historical Events      | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry               | <input type="checkbox"/> Religion            |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Invention              | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture           |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Law                    | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Music                  | <input type="checkbox"/> Other (special)     |
| <input type="checkbox"/> Education               |   |  |

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The site on which the circa 1919 Walton/Blanco House stands was part of a larger tract of land owned by Redland pioneer Bird Fitzpatrick which he purchased from the United States government circa 1907. Originally from Alabama, Fitzpatrick moved to Lemon City, Florida in 1902 where he tried his luck with growing tomatoes. Unfortunately he lost his crops to the tomato lust disease. He and his oldest son Harvey moved to the Redland area and filed claims on the east side of Redland Road; Bird to the north of Biscayne Drive and Harvey to the south. Bird cleared land for his neighbors for \$35.00 an acre<sup>1</sup> but soon went to work on the Florida East Coast Railway Extension to Key West.

Bird sold ten of his original 160 acres to a Mary E. Cochran in 1913 and she in turn sold it to a Robert A. Neilson one year later. Neilson owned the property for five years until he sold five acres of it to another well-known Redland pioneer, W.K. (Wally) Walton. Walton originally came to Florida in 1911 when he planted one crop of tomatoes in Lemon City and went broke. He moved back north and then returned to Miami a year later with the Walter Waldin Company where he was in charge of the fire insurance department. When he learned that a homestead relinquishment could be purchased cheaply in the Redland area he decided to have a try at pioneering. This time he planted four acres of avocados which were a success. Several years later he started a nursery, built a shade house and set out 16,000 seedling avocados. Walton developed groves for other people and eventually established one of the first commercial avocado nurseries in south Dade.<sup>2</sup> According to long time Redland resident Bodil Kosel Lowe, Walton was one of the first to propagate budded avocado trees. She recalled that he would buy avocado seeds from anyone for 5¢ a piece.

According to historian Jean Taylor, Walton built a beautiful home on his property. Ms. Lowe remembered that Walton's house was of "an unusual style of architecture for the area" and that it was known as one of the "nicer" homes in the Redland area.

<sup>1</sup>Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, In Press.

<sup>2</sup>Ibid.

## SIGNIFICANCE — CONTINUATION SHEET

Mrs. Martha Walton had studied dramatic art and elocution and was an excellent dancer. She was often called upon to entertain and give lessons at the various club houses. The Waltons lived between Redland and Homestead and chose to send their children to<sup>3</sup> schools in Homestead. They were active and well-liked members of the community.

The house and property were in the Walton family for almost 30 years when it was sold to Richard Kinard circa 1947. According to Mr. Kinard, who still lives in the south Dade area, Walton planted the many royal palms which are growing on the property from seed he shot down from palms at Cape Sable. Kinard sold the property to Neal F. Ketcher in 1980. The current owners, Franklin and Magaly Blanco bought the house in 1985.

This wood frame stucco covered residence is a unique example of vernacular architecture in Dade County. Its unusual style, similar to an English cottage, is not at all typical of other houses built during the same time period. Its most outstanding feature is the large gable roof which imitates the thatch roof typical of English cottage designs. A photo and description of the house was included in a special series published by The South Dade News Leader in 1980 which featured unusual old homes in the south Dade area.

Even though the house is unique in design, like other Frame Vernacular houses it was built with the local climate in mind. Windows are arranged so as to take advantage of natural light and ventilation. The Walton/Blanco House is an outstanding reminder of our pioneer's comprehension of the local environment and their ingenuity and creativity.

<sup>3</sup>Ibid.



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Current Use (describe):

Residence

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Current Condition:

☒ Excellent    ☐ Good    ☐ Fair    ☐ Deteriorated    ☐ Unexposed  
☐ Unaltered    ☒ Altered  
☒ Original Site    ☐ Moved \_\_\_\_\_

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Physical Description of Site (see attached photos):

The Walton/Blanco Residence is one of the finest, most unique examples of vernacular architecture built during the early years of development in South Dade County. Atypical of the construction usually associated with early settlers, its design is more sophisticated in inspiration. Stylistic derivation is from an English Cottage design, either via the builder's direct knowledge of European architecture, or the product of architectural magazines or house catalogues. Whatever its derivation, the building is not typical of the local vernacular.

The house is built on a T-shaped plan, one and a half stories tall. Construction is wood frame, faced in stucco, with wood floors and a wood shingle roof. The roof is the most significant feature of the building. It is a large gable roof with a front/rear orientation and jerkin head ends. The term refers to a roof whose ends are clipped to produce the effect of a small hipped roof atop the gable. The rear projection of the T has an intersecting gable with the same jerkin head detail. This roof mass is flanked by dormers faced in wood and topped by shed roofs. The front of the main gable extends over the main entrance, creating an eyelid hood. This slightly curved roof feature is reminiscent of the eyelid dormers so much favored by Henry Hobson Richardson in his Romanesque Revival designs. The roof projections are supported on large wooden brackets. Elsewhere the roof has overhanging eaves with exposed rafter ends. It gives the impression of the imitation thatch roofs typical of English Cottage designs, but without the curved, downward turned ends.

Of similar prominence is the chimney. Just to the left of the eyelid hood, it is a massive masonry structure faced in stucco. The chimney is located on the exterior front wall and as it pierces the roof projection it begins to taper toward the top. It is simply decorated by four diamond shaped tiles and capped by a flat top.

The main entrance door is paneled, with 8 lights and arched at the top, flanked by sidelights. Wood French doors with the original glass still in place open from the living room out to a wooden pergola on the left (north) elevation, from the dining room, and from the rear out to a deep porch. Windows are multi-paned wooden casements and wooden double hung sash. Only the windows on the southern

## PHYSICAL DESCRIPTION OF SITE—CONTINUATION SHEET

sun porch have been replaced by aluminum sash windows, which carefully reproduce the original windows in the size of the panes and muntins. Windows are arranged in groups of two, three and four, giving the building maximum advantage of light and ventilation. Some windows have shutters; all have dark stained wood surrounds in contrast with their white wood frames. The dark wood details give an impression of half timbering, although this specific feature is not evident anywhere.

The rear porch addition is a large, flat roofed structure, two wide bays deep and three bays across. It is finely executed, with old fashioned details given a post-modern interpretation. There are small, curved wooden brackets at each post, reminiscent of those found in Flagler's railroad buildings. Even more attractive is the paper-thin, almost caricature representation of a masonry balustrade that makes up the porch railing. There is a carefully detailed modern interpretation of gingerbread used for the roof's fascia boards.

The interiors have the same marks of fine construction detailing and care. There is a red brick and cast stone fireplace. All openings have wooden moldings, the most elaborate being the flat arched construction that separates the living and dining areas. Floors are of pine. Upstairs the three bedrooms have sloping ceilings sometimes of faceted angles reflecting the exterior masses of the dormers and jerkin heads.

The property is 5 acres. The house is set back on a large front lawn with a picket fence. Behind are three and a half acres of avocado groves. There are several out buildings, including a stable, a small barn, a chicken coop and a dollhouse. A row of royal palms lines the driveway to the left of the main house.



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Impacts—Impact of the designation on proposed public improvements,  
renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

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Staff Recommendation:

Staff highly recommends the designation of the Walton/Blanco House as an individual historical site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site Designations and Issuance of Certificates of Appropriateness."

Bibliographic References:

Dade County, Florida, Records Office Deed Abstracts.

Kinard, Richard. Telephone interview by Emily P. Dieterich, August, 1986.

Lowe, Bodil Kosel. Telephone interview by Emily P. Dieterich, August, 1986.

Spencer, Anne. "Old Homes", South Dade New Leader, July 2, 1980, Section D.

Survey File, Dade County Historic Preservation Division.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, In Press.

Taylor, Jean. Unpublished manuscripts on file at the Historical Museum of Southern Florida, Miami, Florida, 1980.



Draft Resolution Designating the Property:

Whereas, the Walton/Blanco House was built on land originally owned by pioneer Bird Fitzpatrick,

Whereas, the Walton/Blanco House was the long time home of the W.K. Walton family, a south Dade pioneer family,

Whereas, the Walton/Blanco House was built circa 1919,

Whereas, the Walton/Blanco House is a fine and unusual example of early Frame Vernacular architecture in Dade County,

Whereas, the Walton/Blanco House is located at S  $\frac{1}{2}$  OF NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  OF NW $\frac{1}{4}$ ,

Now, therefore, be it resolved, that the Historic Preservation Board on Wednesday, September 17, 1986 has designated the Walton/Blanco House as an individual historical site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Walton/Blanco House is subject to all rights, privileges and requirements of that ordinance.

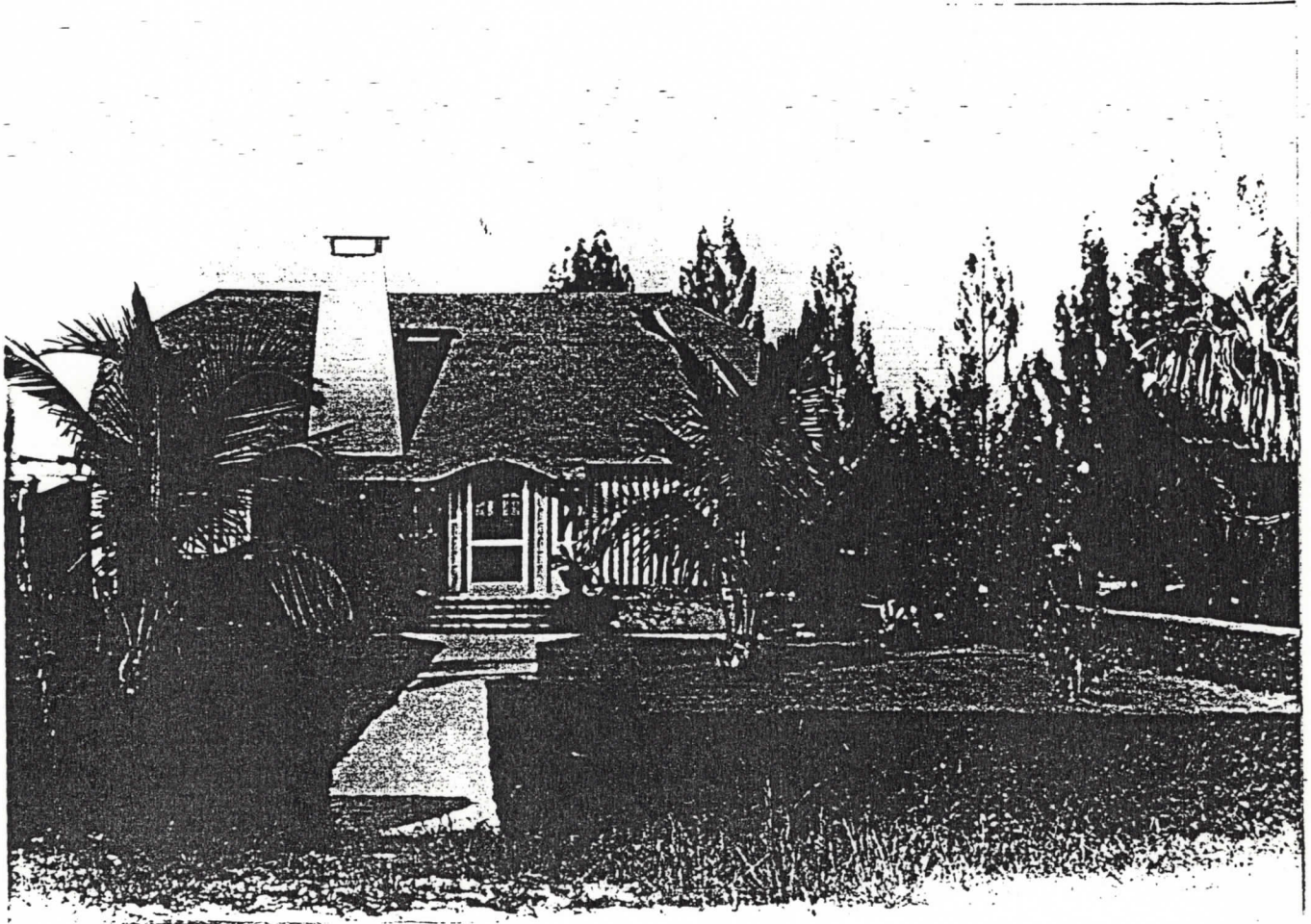
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Designation is approved as evidenced by the signature of the  
Historic Preservation Board Chairman.

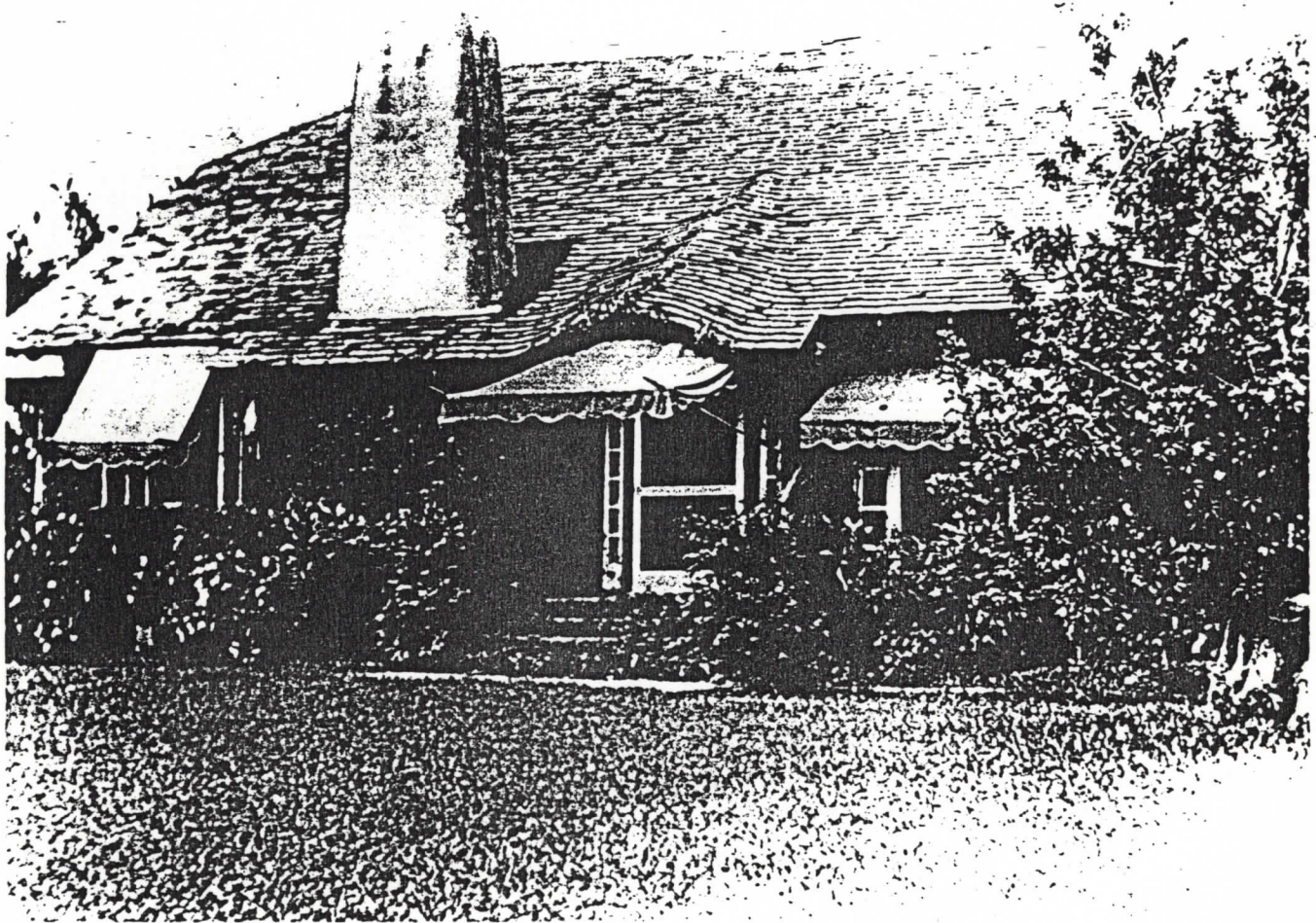


1. Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Front (north) facade



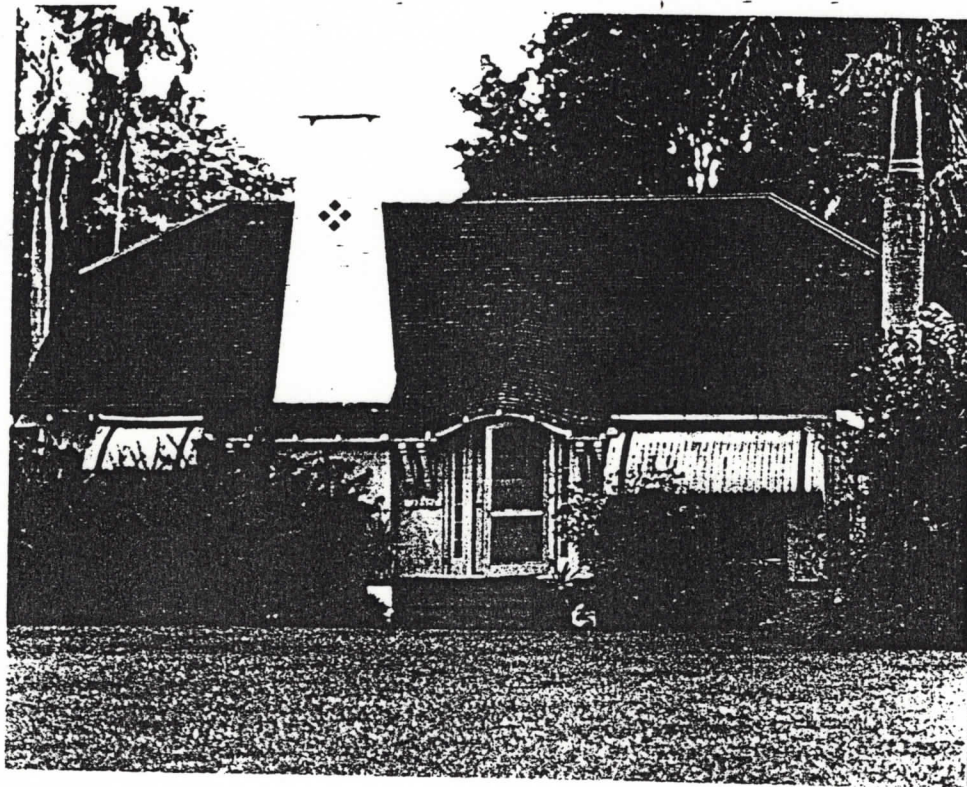


1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Front facade, early photo, date unknown

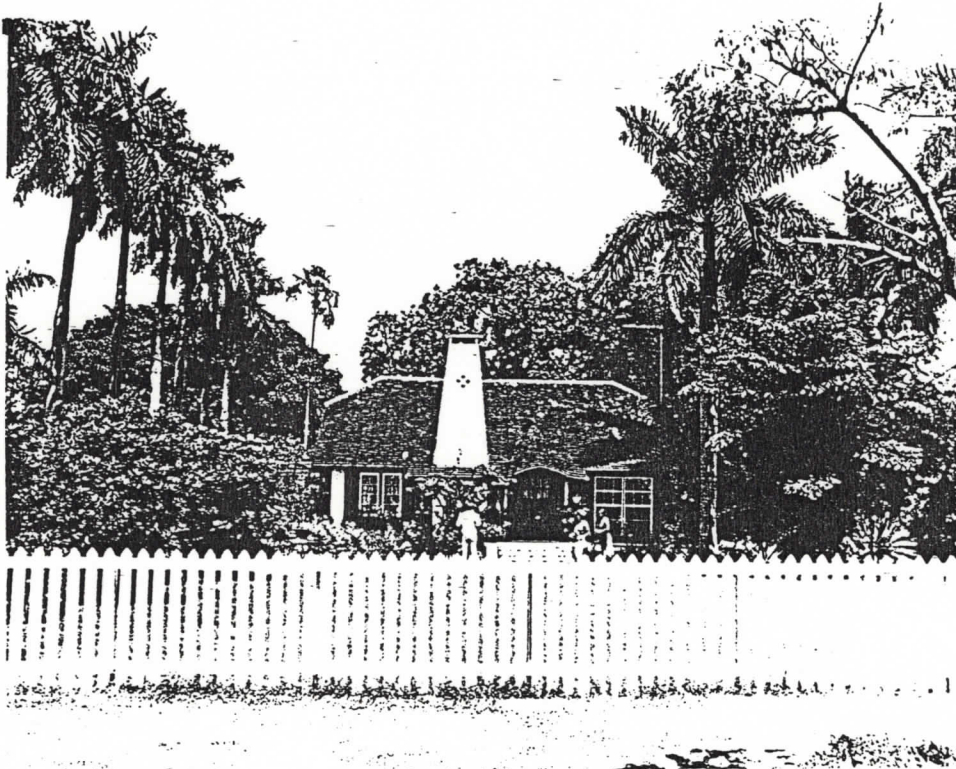


1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Front facade, early photo, date unknown

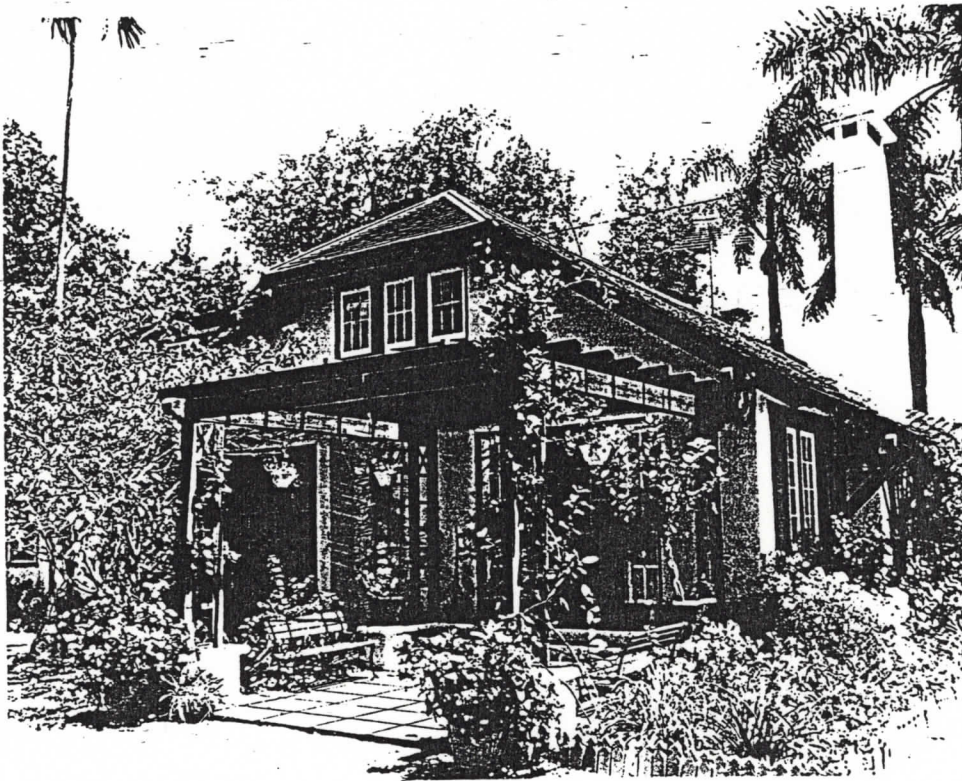




1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Front facade, circa 1979



1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Front (north) facade

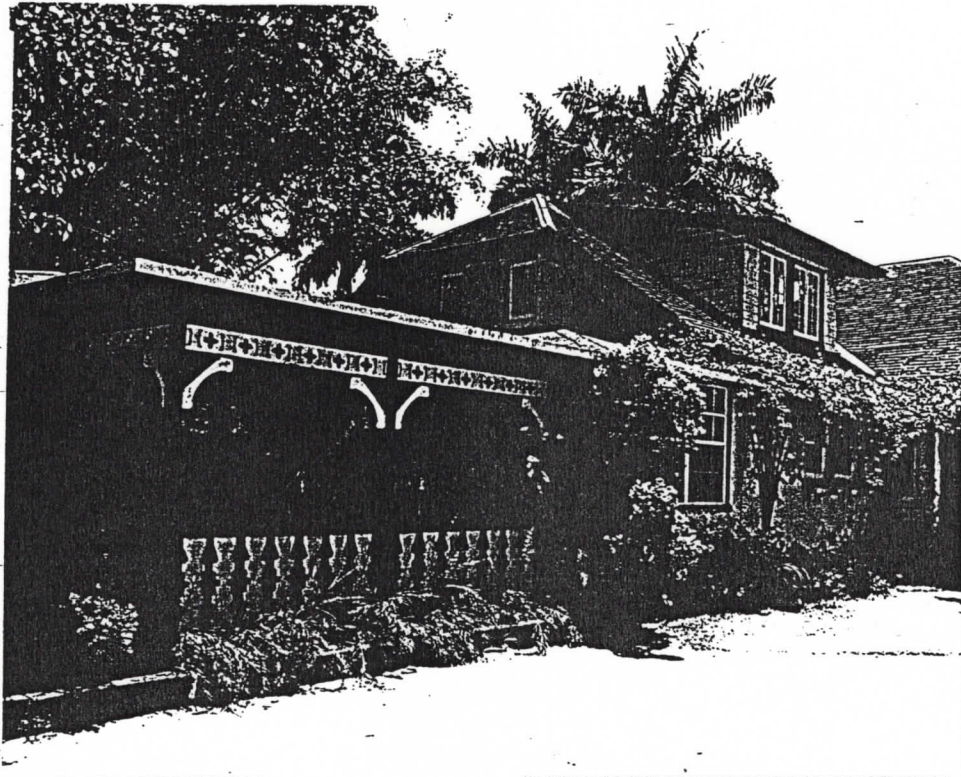


1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Northeast view

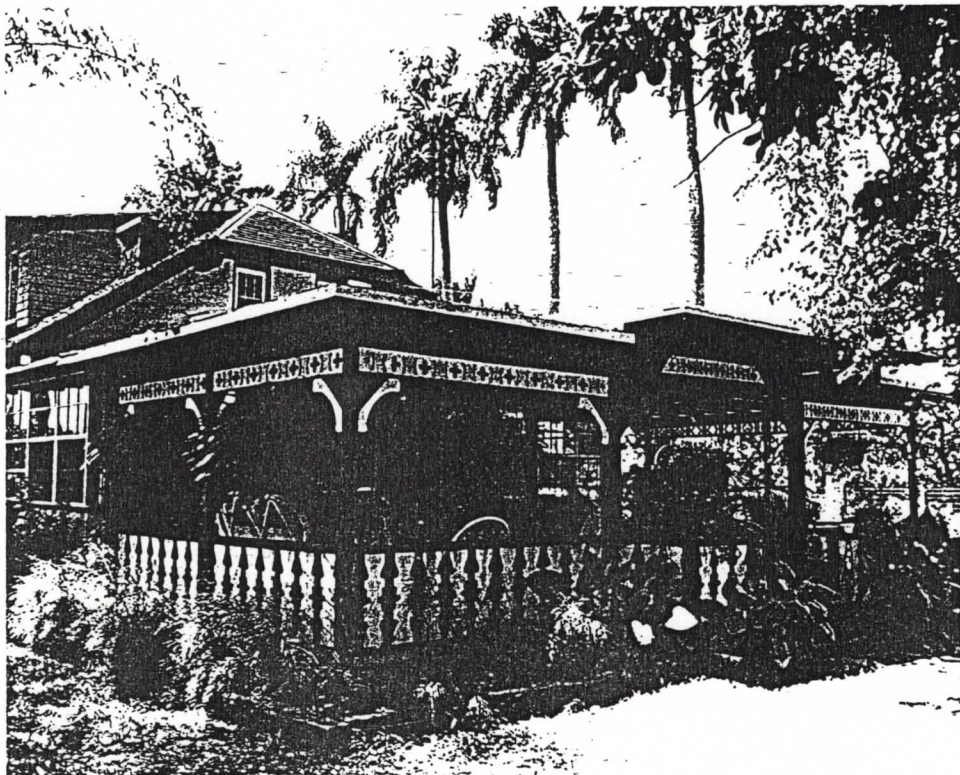




1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Northwest view

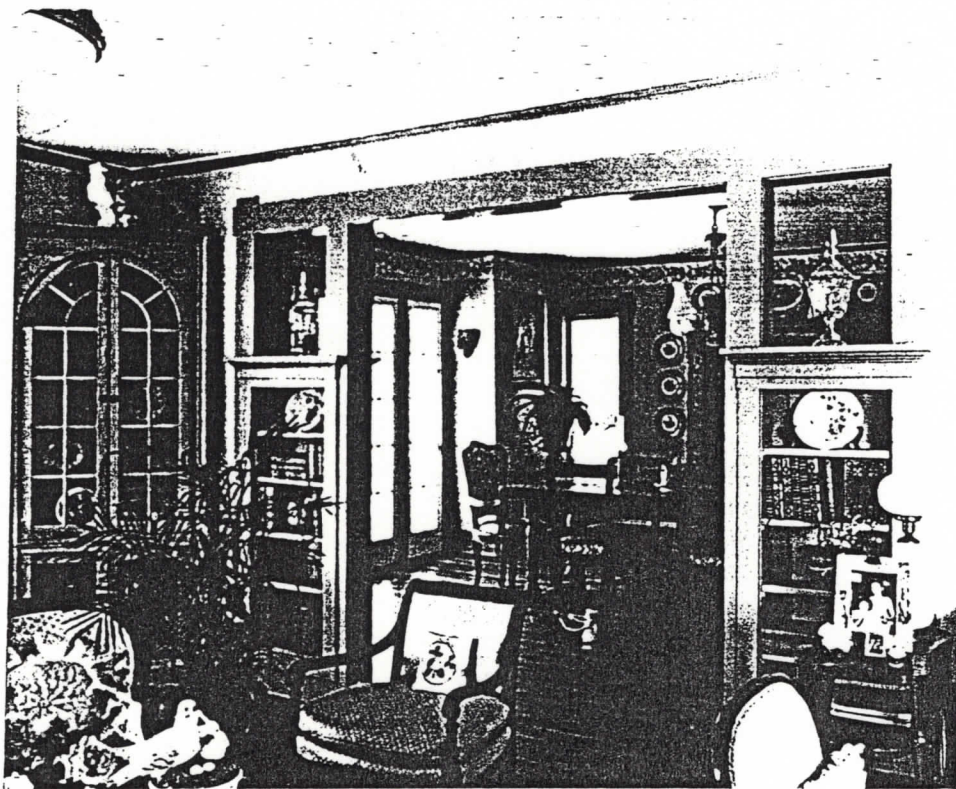


1. The Walton/ Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Southeast view



1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Southwest view

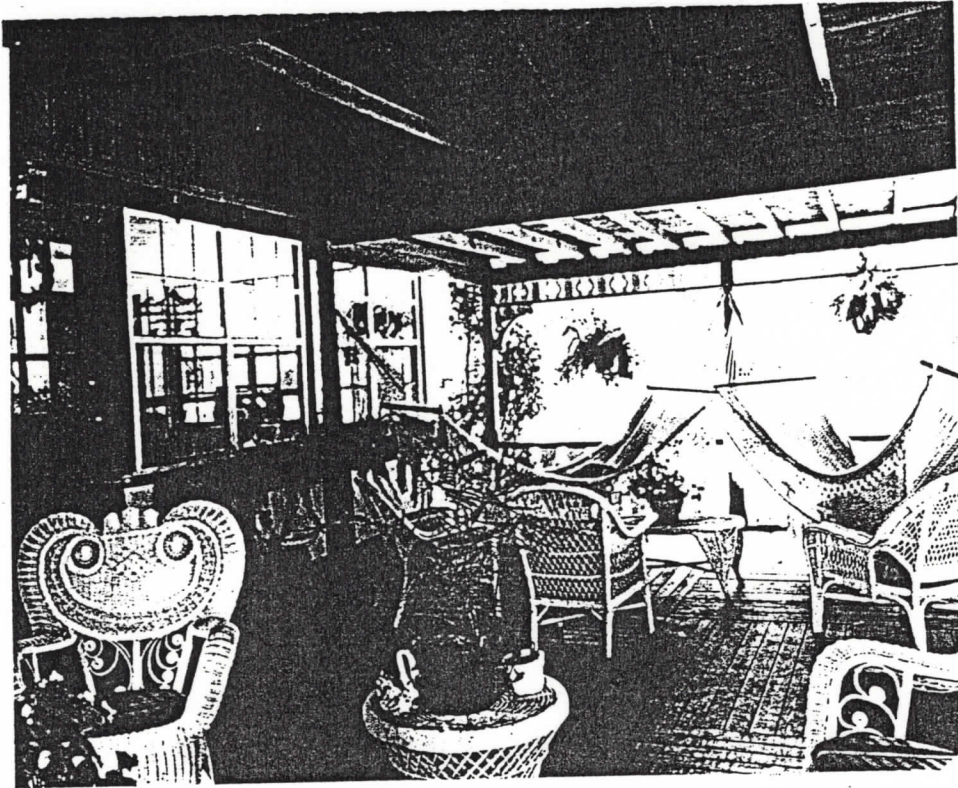




1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Interior view, dining room

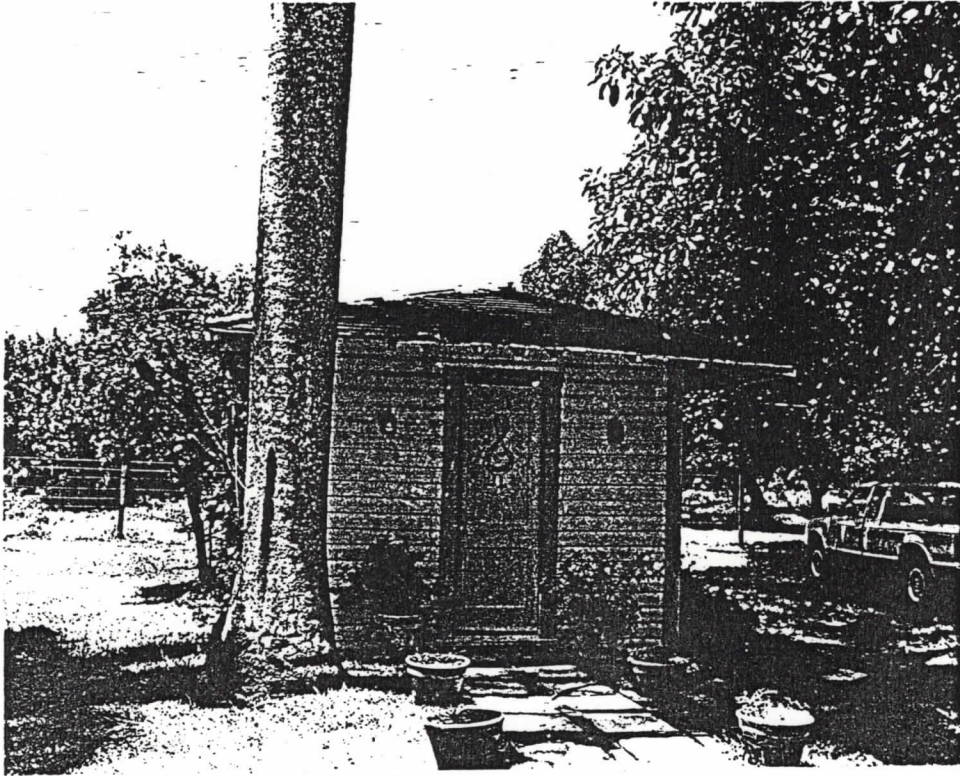


1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Interior view, living room with fireplace

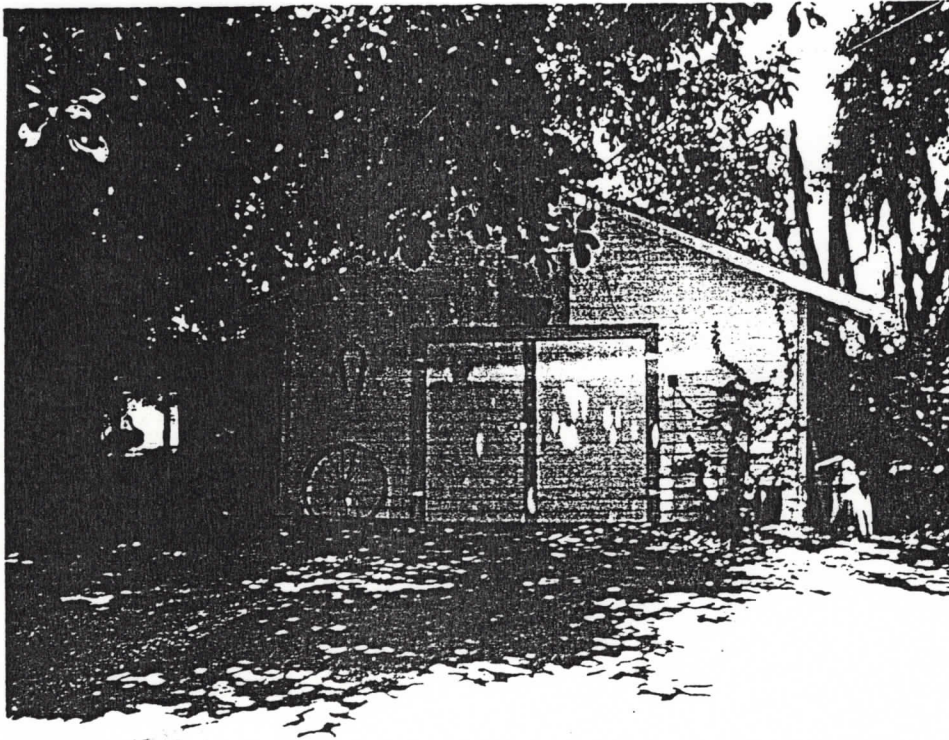


1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Interior view, back porch





1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Out building-dollhouse, front facade



1. The Walton/Blanco House
2. 28501 S.W. 187 Avenue, Miami, Florida
3. Out building-barn, front facade



69750

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WARRANTY DEED  
STANDARD  
1-1-84 27

RAMCO FORM 8 PHOTO

# This Indenture,

Made this 16th day of March A.D. 1985, Between

NEAL F. KETCHER and JULIANE S. KETCHER, his wife,  
of the City of FREEPORT in the BAHAMAS part 1st of the first part, and  
FRANKLIN P. BLANCO and MAGALY V. BLANCO, his wife,  
of the County of DADE in the State of FLORIDA whose post office address is  
2121 Lake Avenue, Miami Beach, Florida, 33140.  
part 1st of the second part

**Witnesseth,** That the said part 1st of the first part, for and in consideration of the sum of  
TEN AND NO/100 Dollars,  
in them in hand paid by the said part 1st of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said part 1st of the second part, their heirs  
and assigns forever, the following described land, situate, and being in the County of DADE  
State of FLORIDA to-wit:

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4  
of Section One, Township 57 South, Range 38 East, subject to rights-of-way  
for roads if any, Dade County, Florida.

Subject to Mortgage from Neal F. Ketcher and Juliane S. Ketcher, his wife, to  
Richard R. Kinard and Elizabeth Kinard, his wife, dated June 16, 1980, filed  
September 10, 1980 in O.R. Book 10865 at Page 910 of the Public Records of  
Dade County, Florida, in the original principal amount of \$190,000.00, as amended  
by Mortgage Modification Agreement dated March 13, 1985.

Subject to Purchase Money Wraparound Mortgage from Franklin P. Blanco and  
Magaly V. Blanco, his wife, to Neal F. Ketcher and Juliane S. Ketcher, his  
wife, dated March 19, 1985, and recorded in the Public Records of Dade County,  
Florida, in the original principal amount of \$135,000.00.

Subject to conditions, limitations, restrictions of record, and zoning and  
taxes for the year 1985 and subsequent years.

And the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** The said part 1st of the first part have hereunto set their  
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

Witness

Witness

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me,  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Neal F. Ketcher and Juliane S. Ketcher, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they  
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th  
March A.D. 1985.

NOTARY PUBLIC  
OF THE STATE OF FLORIDA  
MY COMMISSION EXPIRES

RICHARD E. SWINKE  
CLERK OF THE COURT

This instrument was prepared by  
Charles B. Spaulding of  
American Fidelity Title Insurance Co.

2206 S.W. 14th Court  
Homestead, Florida 33060

The necessary fee to be paid to the  
Commissioner of the State of Florida  
Commissioner of the State of Florida

Notary Public

IN COMMISSION EXPIRES

My Commission expires:

The instrument prepared by:

Address

69750  
Dade County  
Richard P. Kinard  
Frank, Charles & County Clerk  
3-19-85

288.00  
Dade County  
Richard P. Kinard  
Frank, Charles & County Clerk  
3-19-85





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METRO-DADE COUNTY PROVIDES EQUAL ACCESS AND EQUAL OPPORTUNITY IN  
EMPLOYMENT AND SERVICES AND DOES NOT DISCRIMINATE ON THE BASIS OF HANDICAP.